



BOARD OF ZONING APPEALS

AGENDA
April 18, 2019

The City of Knoxville Board of Zoning Appeals will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their April 18, 2019 meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Plans Review and Building Inspections Department, 4th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 865-215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 461 of the City County Building, prior to the meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

March 26, 2019 re-scheduled meeting

NO OLD BUSINESS

NEW BUSINESS

File: 04-A-19-VA
Applicant: Land Development Solutions
Address: 3039 Alcoa Hwy.
Zoning: C-3 (General Commercial) District

Parcel ID: 122PD017
1ST Council District

Variance Request:

Parking Lot - Right-of-Way 1) Reduce the minimum setback for parking lots with common frontage in the same block with residentially zoned property and located on roads with less than 4 existing travel lanes from 25 feet to 0 feet from the street line (property line) for 44.7 feet of the frontage (Article V Section 7.C.2)

2) Reduce the minimum depth of the setback of a parking lot, measured from the edge of the parking lot to all rights-of-way from 6 feet to 0 feet for 44.7 feet of the frontage (Article V Section 7.C.3)

3) Reduce the minimum width of the perimeter screening area measured from the edge of the parking lot to all rights-of-way from 6 feet to 0 feet for 44.7 feet of the frontage (Article V Section 7.J.2.c.2)

4) Reduce the minimum setback for parking lots with common frontage in the same block with residentially zoned property and located on roads with less than 4 existing travel lanes from 25 feet to 6 feet from the street line (property line) (Article V Section 7.C.2)

5) Reduce the minimum number of deciduous or evergreen trees required between a parking lot and right-of-way from 8 trees to 0 trees (Article V Section 7.J.2.c.2)

6) Reduce the minimum number of shrubs required between a parking lot and right-of-way from 28 shrubs to 0 shrubs (Article V Section 7.J.2.c.2).

Parking Lot - Side/Rear Yard 7) Reduce the minimum parking lot setback for commercial zoning districts abutting residential zoning districts from 15 feet to 14.8 feet for 13 feet (Article V Section 7.C.4.b)

8) Reduce the minimum number of evergreen trees required between a parking lot and residential zone from 2 trees to 0 trees (Article V Section 7.J.2.c.1)

9) Reduce the minimum number of deciduous trees required between a parking lot and residential zone from 2 trees to 0 trees (Article V Section 7.J.2.c.1)

10) Reduce the minimum number of shrubs required between a parking lot and a residential zone from 7 to 0 (Article V Section 7.J.2.c.1)

As per plan submitted for an addition to the Voluntary Veterinary Clinic and a parking lot addition in the C-3 (General Commercial) District.

File: 04-D-19-VA
Applicant: Marcus & Heather Blakemore
Address: 513 Carta Rd.
Zoning: EN-1 (Established Neighborhood) District

Parcel ID: 0711C004
6th Council District

Variance Request:

- 1) Reduce the minimum required front yard from 40 feet as determined by Planning Staff, to 25.17 feet (Article 4, Section 2.1.4.E. Table)
- 2) Reduce the minimum required interior side yard from 10 feet as determined by Planning Staff, to 3.09 feet (Article 4, Section 2.1.4.E. Table)

As per plan submitted to permit a new attached garage in the EN-1 (Established Neighborhood) District.

OTHER BUSINESS

The next BZA meeting is May 16, 2019 in the Small Assembly Room.

ADJOURNMENT